

# 7, THE PADDOCKS

HILTON • PE28 9QT





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- Immaculately Presented Detached Property
- En Suite And Family Bathroom
- Re-Fitted Kitchen And Cloakroom
- Double Garage And Driveway
- Highly Sought After Picturesque Village
- Four Double Bedrooms
- Three Reception Rooms
- Utility Room
- Well Kept Front And Rear Gardens

This beautiful four double bedroom family home has been well maintained and greatly improved by the current owners and is positioned within a small select cul de sac development on the outskirts of this highly sought after village.

The property comprises a welcoming entrance hall, three reception rooms, kitchen and utility room. To the first floor the excellent sized principal bedroom benefits from a en suite bathroom whilst the family bathroom serves the three other double bedrooms.

To the front of the property the double width driveway leads to the double integral garage. The front garden is landscaped with gravel beds and mature planting. The enclosed rear garden is an excellent feature with separate seating areas and pergola.

The picturesque village of Hilton lies approximately eleven miles North West of Cambridge, approximately five miles South of St Ives and approximately seven and a half miles South West of Huntingdon. Hilton has one of the largest village greens in England of around twenty seven acres as well as what is thought to be the oldest turf maze in the country dating back to 1660. The village offers attractive countryside walks as well as a convenience store/post office, village hall and pavilion, cricket pitch and Public House as well as being in close proximity to major transport links.

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**£580,000**

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## PANEL DOUBLE GLAZED DOOR TO RECEPTION HALL

Coving to ceiling, radiator, understairs storage cupboard, stairs to first floor, Karndean flooring.

## CLOAKROOM

Double glazed window to front aspect, coving to ceiling, re-fitted in a two piece suite comprising low level WC, vanity wash hand basin, radiator, Karndean flooring.

## LIVING ROOM

19' 3" into bay x 13' 8" (5.87m x 4.17m)

Double glazed walk in bay window to front aspect, coving to ceiling, radiator, central feature stone fireplace with inset coal effect gas fire, dado rail, wall light points, double doors to

## DINING ROOM

10' 8" x 10' 3" (3.25m x 3.12m)

Double glazed sliding patio doors to rear aspect, coving to ceiling, radiator, dado rail.





## KITCHEN

13' 4" x 9' 7" (4.06m x 2.92m)

Double glazed window to rear aspect, recessed downlighters, re-fitted in a comprehensive range of base, drawer and wall mounted cabinets with complementing Oak work surfaces and up-stands, under unit lighting, space for RangeMaster stove with glass back plate and cooker hood over, one and a half bowl single drainer sink unit with mixer tap, breakfast bar, integrated dishwasher and fridge freezer, water softener, tiled flooring, vertical radiator, opening to

## SNUG

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed bi-fold doors to patio, coving to ceiling, recessed downlighters, glass fronted display cabinet, base cabinet with complementing Oak work surface and up-stand, radiator, tiled flooring.

## UTILITY ROOM

8' 8" x 5' 2" (2.64m x 1.57m)

Double glazed window to side aspect and double glazed panel door to rear aspect, fitted base cabinet, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, tiled flooring, door to **Integral Double Garage**.

## FIRST FLOOR LANDING

Access to boarded loft space with ladder and lighting.

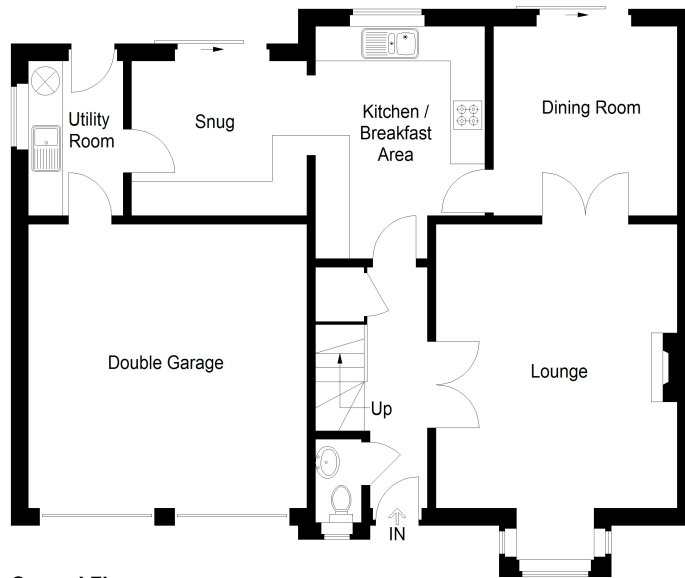
## PRINCIPAL BEDROOM

15' 8" x 10' 4" (4.78m x 3.15m)

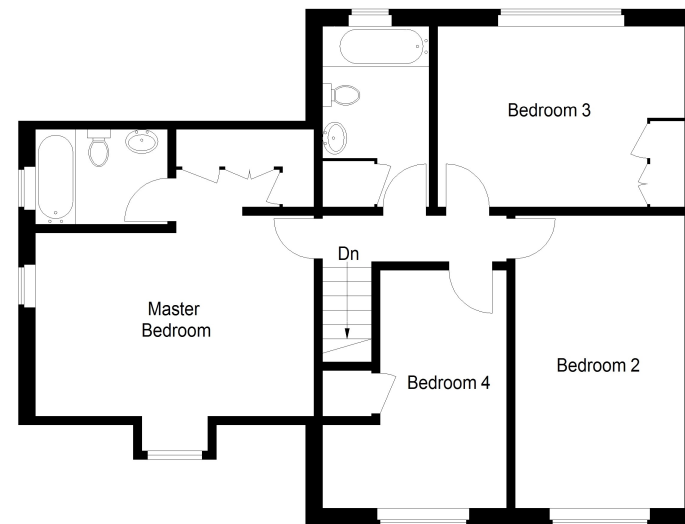
A double aspect room with double glazed windows to front and side aspects, radiator, coving to ceiling, sloping ceiling.



Approximate Gross Internal Area (Including Garage) = 162.5 sq m / 1749 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1146939)  
Housepix Ltd

## DRESSING AREA

Built in wardrobes providing hanging, shelving and storage space.

## EN SUITE BATHROOM

Double glazed window to side aspect, recessed downlighters, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with shower unit over and shower screen, complementing tiling, heated towel rail, coving to ceiling, bamboo effect flooring.

## BEDROOM 2

16' 8" x 9' 9" (5.08m x 2.97m)

Double glazed window to front aspect, radiator, coving to ceiling.

## BEDROOM 3

14' 1" x 10' 3" (4.29m x 3.12m)

Double glazed window to rear aspect, wardrobe with hanging and shelving, radiator, coving to ceiling.

## BEDROOM 4

13' 7" x 10' 7" maximum (4.14m x 3.23m)

Double glazed window to front aspect, radiator, built in storage cupboard, coving to ceiling.

## FAMILY BATHROOM

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with shower unit over, complementing tiling, heated towel rail, Bamboo effect flooring, airing cupboard housing hot water cylinder and shelving, coving to ceiling, recessed downlighters.

## OUTSIDE

To the front the block paved driveway provides off road parking for two vehicles leading to the **Integral Double Garage** measuring 15' 8" x 15' 2" (4.78m x 4.62m) with twin up and over doors, power and lighting. The front garden is planned with low maintenance in mind and is hard landscaped with planting, outside lighting and side gated access leading through to the rear garden with separate patio seating areas, gazebo, laid to lawn, outside tap, outside lighting, garden shed, mature planting and enclosed.

## TENURE

Freehold

Council Tax Band - F





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